

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/55 BORONIA ROAD BORONIA VIC 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Boronia

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/311 DORSET ROAD BORONIA VIC 3155	\$705,000	13-Oct-25
44 MOIRA AVENUE FERNTREE GULLY VIC 3156	\$690,000	30-Jan-25
1/3 DAMAR AVENUE BORONIA VIC 3155	\$717,500	24-Sep-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 October 2025



2/311 DORSET ROAD BORONIA VIC 3155 Sold Price ^{RS} **\$705,000** Sold Date **13-Oct-25**

 3  1  2

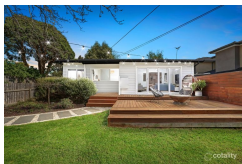
Distance **0.98km**



44 MOIRA AVENUE FERNTREE GULLY VIC 3156 Sold Price **\$690,000** Sold Date **30-Jan-25**

 3  1  2

Distance **2.13km**



1/3 DAMAR AVENUE BORONIA VIC 3155 Sold Price **\$717,500** Sold Date **24-Sep-24**

 3  1  2

Distance **1.35km**

RS = Recent sale **UN** = Undisclosed Sale

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